



City of Nevada City

PLANNING COMMISSION ACTION MINUTES
THURSDAY, April 19, 2018 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•**AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE AGENDA:** After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. •**If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. •**Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

Mission Statement

The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Stuart Lauters, Vice-Chair Steffen Hawkins-Snell, Commissioners Josie Andrews, Dan Thiem, Jason Rainey

APPROVAL OF ACTION MINUTES

1. March 15, 2018

Public: None

Motion: by J Andrews to approve minutes as presented

Second: J. Rainey

Vote: 3 ayes, 0 noes (abstained: Hawkins-Snell and Thiem) motion carries

2. March 29, 2018 (Special Meeting)

Public: None

Motion by J. Andrews to approve minutes as presented

Seconded by Hakins-Snell

Vote: 3 ayes, 0 noes (abstained Rainey and Lauters), motion carries

3. April 5, 2018 (Special Meeting)

Public: None

Motion by J. Andrews to approve as presented

Seconded by Hawkins-Snell

Vote: 3 ayes, 0 noes (abstained: Rainey and Thiem), motion carries

HEARING FROM THE PUBLIC: Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

SIGN APPLICATION

None

TREE REMOVAL

None

DEPARTMENT REQUESTED ACTIONS

4. Determination and Report of Findings- Vacation of National Alley Report to Council

Public: None

Motion by J. Rainey to approve the “Report of Findings” regarding the vacation/abandonment of National Alley as rendered by staff.

Second J. Andrews

Vote: 3 ayes, 0 noes (abstained: Hawkins-Snell and Thiem) motion carries

ARCHITECTURAL REVIEW

5. 417 Searls Avenue – Julia Flaherty, property owner – Amendment to approved siding profile

Public: None

Motion by D. Thiem to approve with amended conditions as provided below.

Seconded J. Andrews

Vote 5 ayes, 0 noes, motion carries

Amended condition 5 and 9:

- The southwest and northwest elevations shall incorporate board and battens at 12 inches O.C.; the remaining northeast and southeast faces may incorporate board and battens at 16:inches O.C.;
- 1x3 battens shall be incorporated throughout entire structure

6. 211 North Pine Street (Foley Library), Tim Horner representing County of Nevada, building tenant – window replacement

Lauters recusal due to proximity.

Public: See video record

Motion by D. Thiem to approve as conditioned below with J. Andrews appointed as liaison

Seconded: J. Andrews

Vote: 4 ayes, 0 noes (recused: Lauters), motion carries

Added Conditions:

- Manufacturer shall provide a statement that they have visited the site and are capable of replicating the design of those being windows being replaced.
- Applicant shall work with the appointed liaison to determine final exterior color and work with staff to determine interior grain and color.

Appointed Liaison: J. Andrews

7. 228 Commercial Street, Skyler Moon, representative – Rear storage addition

Public: None

Motion by D. Thiem to approve the addition of the attic with added conditions as provided below.

Seconded: S. Hawkins-Snell

Vote 5 ayes, 0 noes, motion carries

Added Condition:

- Siding shall be a weathered corten-wrap around the façade, above the masonry.
- A small door shall be added with an added light fixture. The elevation is to be approved by liaison for a metal clad door to blend with siding material.

Liaison: S. Hawkins-Snell

MEDICAL CANNABIS BUSINESS PERMIT AUTHORIZATION

Redacted applications have been uploaded to the City website for early viewing:

<http://www.nevadacityca.gov/pview.aspx?id=20817&catid=564>

8. 569 Searls Avenue, Searls Group, LLC, building tenant – Amendment to include Hexane extraction component

Public: See video record

Motion by D. Thiem approve the application as presented with added condition below.

Seconded: J. Andrews

Vote: 4 ayes, 0 noes (recused: Rainey), motion carries

Added Conditions:

Provide to staff a contract agreement with a licensed/reputable hazardous waste management company

Post the Hazard Material Data Sheet (HMDS) at the facility.

9. 138 New Mohawk, Revive Organics, LLC, building tenant – Manufacturing (water extraction) and distribution

Public: See video record

Motion by J. Andrews to approve the application with added conditions as provided.

Seconded: S. Hawkins Snell

Vote: 3 ayes, 0 noes (recused: Thiem and Rainey), motion carries

Added Conditions:

- A.7: Your business is allotted no more than one parking space based on the facility size and the number of parking spaces available for the entire building. This allotment may be increased up to four spaces per your agreement with the building manager provided that the applicant provide a statement of explanation from the building manager regarding the adequacy of the allocated number of parking spaces to insure off-street parking for the entire facility. Parking allotment is intended to accommodate all employees, distribution vehicles, vendors, and visitors of the subject business.
- A.9 Provide a contract agreement with a licensed cannabis waste removal/Remediation company

10. 138 New Mohawk, Thrive Society, LLC, building tenant– Manufacturing (mechanical extraction) and distribution

Public: See Video Record

Motion by S. Hawkins Snell to approve the application as presented with added conditions provided below.

Seconded by J. Andrews

Vote: 3 ayes, 0 noes (recused: Thiem and Rainey), motion carries

Added Condition:

- Operation hours may occur 7AM to 7PM Monday through Saturday, and 8AM to 6:00PM Sunday

11. 138 New Mohawk, Sky Farms, LLC, building tenant - Manufacturing (hydro carbon Extraction) and distribution

Public: See Video Record

Motion by S. Hawkins Snell to approve the application as presented with added conditions provided below.

Seconded by J. Andrews

Vote: 3 ayes, 0 noes (recused: Thiem and Rainey), motion carries

Amended Conditions:

- 7A: Your business is allocated no more than 17 parking spaces per your leased space ratio with the available parking spaces. This allotment may be increased up to 18 spaces per your agreement with the building manager provided that the applicant provide a statement of explanation from the building manager regarding the adequacy of the allocated number of parking spaces to insure off-street parking for the entire facility. Parking allotment is intended to accommodate all employees, distribution vehicles, vendors, and visitors of the subject business. Parking allotment is intended to accommodate all employees, distribution vehicles, vendors, and visitors of the subject business. The building manager shall provide an explanation for how allocation of parking spaces will be enforced
- 9A Provide a contract agreement with a licensed cannabis waste removal/remediation company

Motion by Steffen Hawkins Snell to exempt from CEQA as provided in the staff report

Second by J. Andrews.

Vote: 3 ayes, 0 noes (recused: Thiem and Rainey), motion carries

12. 440 Lower Grass Valley Avenue, The Higher Commitment, building tenant – Testing Laboratory

Public: See Video Record

Motion by J. Andrews to approve the application as presented and with the added condition below.

Second by D. Thiem

Vote: 4 ayes, 0 noes (recused: Rainey), motion carries

Added Condition:

- Operation will be for medical cannabis product testing only.

PLANNING COMMISSION LIAISON REPORTS –Previously approved projects –
informational only

STAFF APPROVALS AND DETERMINATIONS – (for information only):

101 Woods Court – partial porch enclosure

405 Commercial Street – TI for Coffee Tasting Room

414 Broad Street- Tree Removal (one cedar)

202 High Street – Tree Removal (one sycamore)
250 upper Park Ave. – Re-roof

CORRESPONDENCE:

ANNOUNCEMENTS: Next Regular Meeting – May 17, 2018

Happy Birthday Nevada City!!

Tree Removal on Adams/Nile (DPW sidewalk improvement project)

ADJOURNMENT

Motion by S. Hawkinds Snell to adjourn at 5:29

Second by J. Andrews